

009.A

0002

0041.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

451,900 / 451,900

USE VALUE:

451,900 / 451,900

ASSESSED:

451,900 / 451,900



PROPERTY LOCATION

| No | Alt No | Direction/Street/City | |
|----|--------|-----------------------|--|
| 12 | | POND LN, ARLINGTON | |

| OWNERSHIP | | Unit #: | 41 |
|-----------|-------------------|---------|----|
| Owner 1: | CONTI CHIARA | | |
| Owner 2: | EICHLER GABRIEL S | | |
| Owner 3: | | | |
| Street 1: | 48 STONE RD | | |
| Street 2: | | | |
| Twn/City: | BELMONT | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02478 | Type: | |

PREVIOUS OWNER

| | |
|----------|--------------------|
| Owner 1: | WEXLER BARBARA L - |
| Owner 2: | - |

| | |
|-----------|------------------|
| Street 1: | 12 POND LANE #41 |
| Twn/City: | ARLINGTON |

| | | | |
|----------|-------|--------|--|
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | Type: | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6032 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 57217 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 10/13/17 |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | |
|-------------------|-----|----|---------|---|---|---------|---------|--------------------------|
| 009.A-0002-0041.0 | | | | | | | | |
| 2020 | 102 | FV | 438,800 | 0 | . | 438,800 | 438,800 | Year End Roll 12/18/2019 |
| 2019 | 102 | FV | 413,200 | 0 | . | 413,200 | 413,200 | Year End Roll 1/3/2019 |
| 2018 | 102 | FV | 340,500 | 0 | . | 340,500 | 340,500 | Year End Roll 12/20/2017 |
| 2017 | 102 | FV | 251,600 | 0 | . | 251,600 | 251,600 | Year End Roll 1/3/2017 |
| 2016 | 102 | FV | 251,600 | 0 | . | 251,600 | 251,600 | Year End 1/4/2016 |
| 2015 | 102 | FV | 258,500 | 0 | . | 258,500 | 258,500 | Year End Roll 12/11/2014 |
| 2014 | 102 | FV | 248,100 | 0 | . | 248,100 | 248,100 | Year End Roll 12/16/2013 |
| 2013 | 102 | FV | 248,100 | 0 | . | 248,100 | 248,100 | 12/13/2012 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | PAT ACCT. | | | |
|----------------|-----------|------|------|-----------|------------|---|-----|-------|-----------------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| WEXLER BARBARA | | | | | | | | | 456,000 No No | | | |
| 20102-108 | | | | | | | | | 124,000 No No Y | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 10/18/2018 | Mail Update | MM | Mary M |
| 10/13/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---------------------------|-------------|------------------------------------|----------------|-------------------------|-----|-----------------|------------|---------|-----|---------------|------|-------|------------|------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: | 7 - Condo Garden | Full Bath: | 1 | Rating: | Average | Building Number 1. | | | | | | | | | | | | | |
| Sty Ht: | 1 - 1 Story | A Bath: | | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | | Rating: | | | | | | | | | | | | | |
| Foundation: | 3 - BrickorStone | A 3QBth: | | Rating: | | | | | | | | | | | | | | | |
| Frame: | 2 - Steel | 1/2 Bath: | 1 | Rating: | Average | | | | | | | | | | | | | | |
| Prime Wall: | 7 - Brick | A HBth: | | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: | | OthrFix: | | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: | 4 - Flat | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: | 4 - Tar & Gravel | Kits: | 1 | Rating: | Average | | | | | | | | | | | | | | |
| Color: | BRICK | A Kits: | | Rating: | | | | | | | | | | | | | | | |
| View / Desir: | PL - 12 POND LANE | Fpl: | 0 | Rating: | Average | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | |
| Grade: | C - Average | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: | 1972 | Eff Yr Blt: | | Location: | LS - Left Side | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: | 4 - 4th Floor | | | | | | | | | | | | | | |
| Const Mod: | | % Own: | 1.730900049 | Name: | 17 - 6032 | | | | | | | | | | | | | | |
| Lump Sum Adj: | | DEPRECIATION | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | Phys Cond: | AV - Average | 28. | % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | |
| Avg Ht/FL: | STD | Functional: | | | | | % | Interior: | | 1 | 4 | 2 | 0 | | | | | | |
| Prim Int Wall: | 2 - Plaster | Economic: | | | | | % | Additions: | | | | | | | | | | | |
| Sec Int Wall: | | Special: | | | | | % | Kitchen: | | | | | | | | | | | |
| Partition: | T - Typical | Override: | | | | | % | Baths: | | | | | | | | | | | |
| Prim Floors: | 4 - Carpet | Total: | 28.2 | | | | % | Plumbing: | | | | | | | | | | | |
| Sec Floors: | | | | | | | | Electric: | | | | | | | | | | | |
| Bsmnt Flr: | | | | | | | | Heating: | | | | | | | | | | | |
| Subfloor: | | | | | | | | General: | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | Totals | | 1 | 4 | 2 | | | | | | | |
| Electric: | 3 - Typical | | | | | | | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | | | | | | | | | | | | | | | | |
| Int vs Ext: | S | | | | | | | | | | | | | | | | | | |
| Heat Fuel: | 1 - Oil | | | | | | | | | | | | | | | | | | |
| Heat Type: | 3 - Forced H/W | | | | | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | | | | | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 009.A-0002-0041.0 | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| | | | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | | |